

THE ST. JAMES'S, WESTMINSTER, PAROCHIAL INDUSTRIAL SCHOOLS.

The parish officers of St. James's, Westminster, following the example set by the North Surrey School Union in endeavouring to ameliorate and improve the condition of their poorer children, have erected from the designs of Mr. C. Lee, architect, extensive buildings for the accommodation of 200 children on Battersea-common, Surrey.

The site, which was granted by the Right Hon. the Earl Spencer, contains 20 acres of land, on which it is intended to employ the boys, and thus educate them in agricultural work instead of making them all shoemakers or tailors, as is now the practice in London workhouses.

This establishment was opened on the 22nd inst. The buildings contain school and class rooms for boys, girls, and infants, dormitories, infirmary, domestic offices, apartments for the officers, laundry, washhouse, shops, playgrounds, and all the appurtenant accommodation to ensure the full working efficacy of the establishment, which is to be strictly industrial, the girls performing all the cooking, washing, and other domestic work.

SOCIETY FOR IMPROVING THE CONDITION OF THE LABOURING CLASSES.

The eighth annual meeting of this useful society was held on Saturday week, at the Freemasons' Tavern, the Earl of Shaftesbury in the chair. The chairman congratulated the meeting on the very favourable report which the committee had to present to them, although there was little of novelty to record beyond the fact of a continued degree of success. They had exhausted the field of experiment, and entered on that of certainty. The establishment of improved dwellings for the poorer classes was proved to be a remunerative speculation, and the society did not act on an eleemosynary principle. It had had many imitators in different parts of the kingdom, on the continent of Europe, and in the United States. It had imitators in this metropolis, and he heartily wished them God speed; but he might remark, that this society was, to a great extent, the originator and parent of other societies; and that from experiments which this society had instituted they had been encouraged to go on. He said this without any feeling of rivalry, but he thought he had a right to claim this small amount of praise, though other societies had attempted to ignore their prior claim. Their great object was to show in what way the large masses of the people might be benefited at the smallest possible expense. They proposed in the ensuing year to look out some of the most filthy alleys and portions of the metropolis which were now the sources of loathsome disease and vice, and, to see at how small an expense they could ventilate and drain them, and to make thoroughfares where there were now blind alleys or courts. This might be done in some cases at a moderate expense. If they only materially benefited forty or fifty families, they would achieve a great object.

The report, which was read by the secretary, Mr. Wood, stated that the allotment system was being rapidly extended in various parts of the country. With regard to lodging-houses, the society had within the last year completed and opened the Thanksgiving lodging-house, in Portpool-lane, which provided accommodation for twenty families, and 138 single females, who were only charged 1s. per week. There was also accommodation for thirty-four persons to wash at a time. The George-street lodging-house left a net profit of 305*l.*; the Greek-street lodging-house, a profit of 36*l.*; the Charles-street, 193*l.*; the Streatham-street, 423*l.*; and the Bagnigge-wells lodging-house, 305*l.* The City of London had advanced no less a sum than 42,467*l.* for the erection of model houses in the city. In Chelsea, St. George's Hanover-square, St. James's, Westminster; and in Leeds, Ramsgate, and Windsor, under the patronage of her Majesty, model lodging-houses had been erected, in every instance with the most satisfactory results. The property now belonging to the society amounted

in value to 30,000*l.* which was encumbered with about 15,000*l.* of debt.

The meeting was also addressed by Mr. Montagu Gore, M.P.; Mr. Mechi, of Tipperary; the Rev. R. Burgess, rector of Chelsea; Dr. Southwood Smith; Mr. Slaney, M.P.; and other gentlemen; and the report, together with various appropriate resolutions, unanimously agreed to.

RECOVERY OF CHARGES BY LAND-AGENTS AND SURVEYORS.

HUNY V. CRUTCHLEY.

An action was tried before Mr. Baron Parke, in the Court of Exchequer of Pleas, at Guildhall, on the 1st June in the result of which estate agents and surveyors are interested.

The plaintiff, who is an estate agent, claimed about 65*l.* of the defendant, who is a retired builder. It appeared that the defendant had some land to let on building lease in the neighbourhood of the goods station of the London and North-Western Railway, in Camden-town, and that he employed the plaintiff to let it for him. The plaintiff advertised the ground for letting, set up a board on the land, and eventually a builder took the land on a building lease, agreeing to pay a ground-rent of 22*l.* 1*s.* a year for ninety-nine years. It was proved on the trial that there was a small shed on the land, which was sold by the plaintiff's instrumentality to the same builder, who gave 5*l.* for it. The plaintiff claimed a commission for letting the land, 22*l.* 1*s.* being one year's full ground-rent, and he claimed 6*s.* for selling the shed, being 5 per cent. on the value of it. The plaintiff also claimed certain sums for his trouble and expenses relative to the building of the houses on the land, and also some other charges for attempting to let or sell a house at Brixton for the defendant. But the principal point in dispute between the parties was whether the plaintiff was entitled to a year's ground-rent for letting the land at Camden-town on building lease, no special agreement having been made on the subject. The plaintiff failed to establish the other terms of his demand.

The defendant paid 10*l.* into Court, and contended that that sum was as much as the plaintiff was entitled to. On the trial witnesses were called by the plaintiff, who proved that one year's full ground-rent is the usual commission for letting land on building lease in the absence of any express agreement on the subject.

The defendant called witnesses to prove that such commission is not usual, and that in fact such a charge is exorbitant.

The learned judge who tried the cause, summed up the evidence, and the jury gave a verdict for the plaintiff for 12*l.* 6*s.* In addition to the 10*l.* paid into Court, thus establishing the custom that the commission due to a surveyor or estate agent for letting land on building lease is one year's ground-rent, and that 5*l.* per cent. on the proceeds of the shed was the proper amount of his commission for selling the same.

Plaintiff's attorneys, Messrs. Mallor and Hors, 78, King William-street, City.

Defendant's attorneys, Messrs. Stokes, Hollingsworth, and Co. Gresham-street, City.

THE ARCHITECTURAL ASSOCIATION.

At a meeting of the Association, held June 25th (being the last meeting of the session), the following gentlemen were elected as office-bearers for the ensuing session:—

President, Mr. J. D. Wyatt; vice-president, Mr. J. Edmeston; treasurer, Mr. Charles Gray; secretaries, Messrs. Alfred Bailey and Arthur Cater; committee, Messrs. J. K. Colving, G. Truett, J. P. Seddon, C. C. Creeke, Thomas Hill, Arthur Allom, J. T. Irvine, R. W. Biddings, V. T. Horder, G. R. Clarke; honorary solicitor, Mr. Francis Truett; auditors, Messrs. W. J. Worthington and J. W. C. Williams; registrar, Mr. Arthur Billing; curators, Messrs. G. Luffin, W. Kerby, S. Hewitt, R. Bart.

The Class of Design will meet on Friday, July 2nd. Subject for sketch, "The Entrance to a Railway Tunnel."

THE ST. ALBAN'S ARCHITECTURAL AND ARCHEOLOGICAL SOCIETY.—At a recent meeting of this society the annual report of the committee was read, in which a review of the progress of the society since its establishment, seven years since, was given, and the members congratulated on the course of usefulness through which it had passed, and on its present position and prospects.

ARCHITECTS' PRIZES AND COMMITTEES' LIBERALITY.

THE Abchurch Market Company have offered to architects, through our advertising columns, what they have the liberality to call "a prize of forty pounds" for a design for a market and slaughter-houses, not to cost more than 4,000*l.*; with which they require a specification and all the working drawings! And they expressly say, "The usual architect's commission is not intended to be paid, either in addition to this premium or otherwise." A pretty prize forsooth! They know what the usual architect's commission is—that, for what they require, supposing they do not also expect the "fortunate competitor" to superintend the work, which is not clear, a hundred pounds would be a moderate charge; and yet they offer the remote chance of obtaining for it not the half of this sum, as a prize to be competed for by the profession. This is really too bad. Those who compete for it deserve no better prize.

Reviews of Books.

The Engineers' and Contractors' Pocket-Book for the Years 1852 and 1853. Weale, High Holborn.

THE contents of this pocket-volume are so varied and so numerous that a mere list of them would occupy not far short of a page. We shall run over a few of its more prominent subjects, intimating at the same time that the almanac and other ephemeral items constitute but a very small portion of the whole mass of the work, which is likely to be as useful in 1853 as in 1852. The tabular information is very varied and full, comprising all that relates to weights and measures, culms, values, strengths, &c. &c. ever likely to be needed by the engineer or contractor, together with an epitome of mensuration itself. The other subjects also are frequently accompanied by tables. Among these subjects are articles or chapters on lime, mortar, cements, concrete, &c.; on stones, woods, sewers and sewage manures, pipes, and hydrants; bar and plate iron, cast iron pipes, columns, posts, girders, binders, &c.; on flooring, roofs, and strength of constructive materials; on motion of wheels, &c.; on resistance, &c. of ropes; traction of carriages; windmills; on hydrodynamics, including hydrostatics and hydraulics, water-wheels, turbine, overshot, &c.; on effects of heat; linear expansion of metals, boilers, furnaces, chimneys, fuel, composition of different coals, steam, steam-engines, and steamers; on saw mills; pile-driving; flour-mills; bridges and viaducts of brick, stone, iron, and wood; iron roofs; bricklaying, well-sinking, limestones; masonry; carpentry; zinc in house building; slating; docks—*can malis alius*.

Richmond: its ancient Lords and Edifices. A Concise Guide to the Localities of Interest to the Tourist and Antiquary; with short Notices of memorable Men. By Mr. W. HYLTON LONGSTAFFE. G. Bell, Fleet-street. 1852.

THE Richmond of Yorkshire, like that of our own metropolitan vicinity, presents a fine field for healthful excursion. It is regarded as "the fairest spot on one of the loveliest streams which Yorkshire can produce amid her thousand rivulets." Its neighbourhood, too, is full of interesting archaeological and historical associations. Here was the chosen family seat of the "king maker" himself, the Neville of Nevilles; as well as that of the Marmions, the Scropes, the Richmonds, and Fitzinghys. The castle of Richmond is an interesting ruin of a fortress of great strength. The Abbey of St. Agatha, Hornby Castle, Snape Castle, Jervaux Abbey, Bulton Castle, Arthur's oven, and numerous other records of times of old here attract the attention of the tourist.

The present little work is none the worse for the modest pretensions of its author. Chiefly indebted to previous writers, he has made intelligent use of his authorities in the production of an interesting and amusing volume, even apart from its merits as a mere guide; and considerable personal observation and in-